GOVERNMENT OF TELANGANA
ABSTRACT

Metropolitan Area & Urban Development Department - Hyderabad Metropolitan Development Authority – Change of land use from Conservation Use zone to Residential use zone in Sy.No.214, 219, 221 to 223 of Lakdaram (V), Patancheru (M), Sanga Reddy(D) to an extent of 119532.24 Sq.mts., – Confirmation of Draft Variation – Notification – Issued.

METROPOLITAN AREA & URBAN DEVELOPMENT (Plg.I(1)) DEPARTMENT

G.O.Ms.No. 28 **Dated: 29-01-2026**

Read the following:-

1. From the Metropolitan Commissioner, HMDA, Hyderabad,Lr.No:062871/ SKP/CLU/U6/HMDA/04042025, Dated:07.07.2025.
2. Minutes of the CLU Committee Meeting held on 02.08.2025.
3. Govt. Memo No.12710/Plg.I(1)/2025, Dated: 28.08.2025.
4. From the Metropolitan Commissioner, HMDA, Hyderabad,Lr.No:062871/ SKP/CLU/U6/HMDA/04042025, Dt:07.10.2025.
5. Govt.Letter No.12710/Plg.I(1)/2025,Dated:15.11.2025.
6. From the Metropolitan Commissioner, HMDA, Hyderabad, Lr.No:062871/ SKP/CLU/U6/HMDA/04042025, Dated:19.12.2025

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ORDER:

The draft variation to the land use envisaged in the notified Master Plan MDP-2031 approved by the Government vide G.O.Ms.No.33 MA &UD dt:24.01.2013, issued in Government Memo 3rd read above, was published in the extraordinary issue of the Telangana Gazette No.163-G, Dated:10.09.2025. No objections or suggestions have been received from the public within the stipulated period. It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that applicant have remitted Conversion / Change of Land Use Charges of Rs.1,79,29,836/- (Rupees One Crore Seventy Nine Lakhs Twenty Nine Thousand Eight Hundred Thirty Six Only) paid vide UTR No. HDFCR52025112587345832, Dt:25.10.2025. Hence, the draft variation is confirmed.

2. The following notification shall be published in the next issue of Extra-ordinary Telangana Gazette.

3. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

NOTIFICATION

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Master Plan MDP-2031 approved by the Government vide G.O.Ms.No.33 MA &UD dt:24.01.2013, as required by sub-section (1) of the said section.

VARIATION

The site in Sy.No.214, 219, 221 to 223 of Lakdaram (V), Patancheru (M), Sanga Reddy(D) to an extent of to an extent of 119532.24 Sq.mts, which is presently earmarked for Conservation use zone as per the notified Master Plan MDP-2031 approved by the Government vide G.O.Ms.No.33 MA &UD dt:24.01.2013, is now designated as Residential use zone., **subject to the following conditions:**

1. The applicant shall obtain prior permission from HMDA before undertaking any development in the site under reference.
2. The owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.

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3. The owners / applicants shall develop the roads free of cost as may be required by the local authority.
4. The title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., urban Development Authorities / Municipal Corporations/ Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. The Change of land use shall not be used as the sole reason for obtaining exemption from the provision or Urban Land Ceiling Act, 1976. i) The above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling and A.P. Agriculture Ceiling Act.
6. The Owners / applicants are solely responsible for any mis-representation with regard to ownership/title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
7. The change of land use shall not be used as the proof of any title of the land.
8. The change of land use shall not be used as the proof of any public agency including Hyderabad Metropolitan Development Authority/Local Authority to acquire land for any public purpose as per law.
9. The Owner / applicant before undertaking developmental activity in the site under reference existing buildings should be demolished.
10. The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
11. The applicant shall comply the conditions mentioned in G.O.Ms.No.168, MA&UD, dt: 07.04.2012.
12. The applicant shall not disturb the Natural position of the Nala/Channel if any passing through the site.
13. The applicant shall submit Irrigation NOC at the time of development permission which is mandatory.
14. The Change of land use proposal is agreed, subject to excluding the area's covered under Nakka vagu and its buffer.

SCHEDULE OF BOUNDARIES

East	:	Nakka Vagu.
West	:	Road & 30mts MDP Road & Sy.No. 218/p, 219/p
North	:	Sy.no.219/p of Nakka Vagu
South	:	Sy. No. 214/p, 223/p, 224/p.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF TELANGANA)

JAYESH RANJAN
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery & Stores Purchase,
Hyderabad.
The Metropolitan Commissioner,
Hyderabad Metropolitan Development Authority, Hyderabad.

Copy to:

The individual through the Metropolitan Commissioner,
Hyderabad Metropolitan Development Authority, Hyderabad
The Special Officer and Competent Authority,
Urban Land Ceiling, Hyderabad. (in name cover)
The District Collector, Sanga Reddy District.
Sf /Sc.

//FORWARDED BY ORDER//

SECTION OFFICER